

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 514 N. Division Street, Application Number HDC16-176

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** October 20, 2016

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, October 17, 2016

#### OWNER

**Name:** Harpreet and Sukhj Singh  
**Address:** 514 N. Division Street  
 Ann Arbor, MI 48103  
**Phone:** (586) 256-6222

#### APPLICANT

Superior Glass Block  
 8140 Ronda Drive  
 Canton, MI 48187  
 (734) 354-9272

**BACKGROUND:** This one-and-a-half story gable-front cottage was built around 1910. It and its twin to the north were built on a lot that previously contained one brick house that can be seen on the 1908 Sanborn map. In 1910 it was home to Reverend William O. Raymond, curate at St. Andrew's Protestant Episcopal Church, and his wife Florence J. The house features a notched in front corner entry with a masonry-walled porch and single round porch post, one-over-one doublehung windows, a rusticated block foundation, exposed rafter tails under the eaves and a pair of shed dormers on the roof.

**LOCATION:** The site is located on the east side of North Division Street between High Street and East Kingsley Street.

**APPLICATION:** The applicant seeks HDC approval to install two basement egress windows and wells in place of existing basement windows.

#### APPLICABLE REGULATIONS:

##### From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  
- (9) New additions, exterior alterations, or related



new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Windows**

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**From the City of Ann Arbor Design Guidelines:**

**Windows**

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

**STAFF FINDINGS:**

1. The basement egress windows would be on the south (side) elevation and replace existing basement windows. Each of the egress windows is 32" x 57", made of vinyl, and the wells are 18 gauge steel with a metal ladder and polycarbonate plastic cover. Each well projects out approximately 45" from the face of the window and is 62" deep.
2. The property owner desires to add two bedrooms and a bathroom to the basement of the house. The small size of the lot prevents any additions to the house. The proposed location will be visible from the public right of way, especially the one closer to the street. Other windows looking out of the basement are obstructed by mechanical equipment.
3. Because of the lot constraints staff believes the proposed egress windows are appropriate and that the application generally meets the Standards and Guidelines used

by the Historic District Commission.

**POSSIBLE MOTIONS:** (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 514 N. Division Street, a contributing property in the Old Fourth Ward Historic District, to replace two existing basement windows with egress windows and wells on the south elevation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines*, especially those for windows, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for windows.

**MOTION WORKSHEET:**

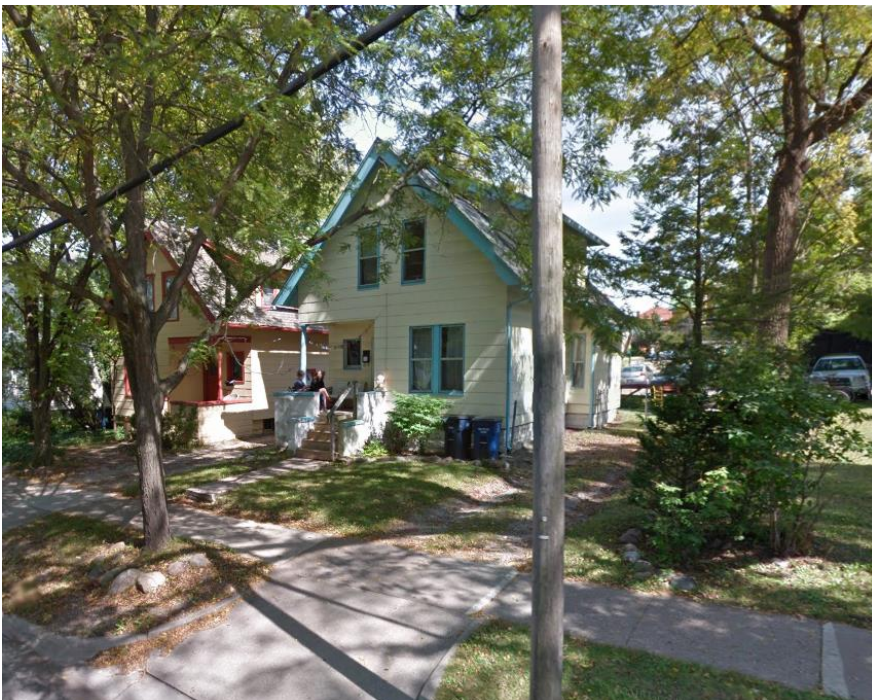
I move that the Commission issue a Certificate of Appropriateness for the work at 514 N. Division Street in the Old Fourth Ward Historic District

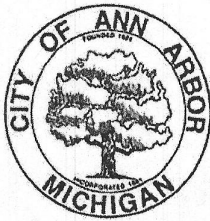
\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** Application, photos, drawings.

514 N. Division Street (September 2014 Google Streetview)





8-12-16

HDC 16-176  
8/11

**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

|   |   |
|---|---|
| <b>Section 1: Property Being Reviewed and Ownership Information</b>   |   |
| Address of Property:  | <u>514 N. Division</u>  |
| Historic District:  | <u>Ann Arbor</u>  |
| Name of Property Owner (If different than the applicant):   | <u>Harpreet Singh</u>   |
| Address of Property Owner:  | <u>514 N. Division Ann Arbor MI</u>   |
| Daytime Phone and E-mail of Property Owner:   | <u>(586) 256-6222 48103</u>   |
| Signature of Property Owner:  | <u>attached</u> Date: <u>8-11-16</u>  |
| <b>Section 2: Applicant Information</b>   |   |
| Name of Applicant:  | <u>Superior Glass Block</u>   |
| Address of Applicant:   | <u>840 Ronda Dr. Canton, MI</u>   |
| Daytime Phone:  | <u>(313) 354-9270</u> Fax: <u>(313) 354-9270</u> <u>48187</u>   |
| E-mail:   | <u>superiorglassblock@yahoo.com</u>   |
| Applicant's Relationship to Property:   | <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other |
| Signature of applicant:   | <u>[Signature]</u> Date: <u>8-11-16</u>   |
| <b>Section 3: Building Use (check all that apply)</b>   |   |
| <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental   |   |
| <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional  |   |
| <b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b><br>(This item <b>MUST BE INITIALED</b> for your application to be PROCESSED)   |   |
| Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531." |   |
| Please initial here: <u>K.I.</u>  |   |

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_

Installing two egress systems  
into existing basement windows.

2. Provide a description of existing conditions. \_\_\_\_\_

Existing basement window

3. What are the reasons for the proposed changes? \_\_\_\_\_

Egress Escape Method.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:







514





# The Boman Kemp Basement Window System

**1. Easy-Buck™** Our innovative buck frames are manufactured from 18 gauge galvanized steel and feature a precision engineered four-inch profile that offers superior strength and lifetime durability.

**2. Easy-Well™** Also made from heavy-duty 18 gauge galvanized steel. It features a one-inch profile with expertly designed double-ribbed corners for added strength, reducing the need for extra bracing.

**3. Window** This double insulated vinyl window comes equipped with a sliding sash, screen, and is lockable from the inside.

**4. Safety Grate** The safety grate is made of rolled angle iron steel and steel safety bars. It is designed to keep people and pets out of the Easy-Well™ and hold the weight of standard foot traffic.

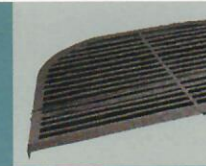
**5. Cover** Made of a polycarbonate plastic, the cover is designed to be used along with the safety grate to keep debris and excess water out of the Easy-Well™.

**6. Escape Ladder** The safety ladder is designed to assist people in emergency escape and is attached to the back of the Easy-Well™.



[www.boman-kemp.com/products.html](http://www.boman-kemp.com/products.html)

The Easy-Well™ includes pre-punched keyholes for easy mounting.



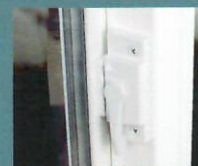
Safety Grates are solid steel for strength and powder coated for durability.

With factory installed buck nuts, installation has never been easier.



Escape Ladders allow for egress and ingress.

High quality windows include child friendly locks.

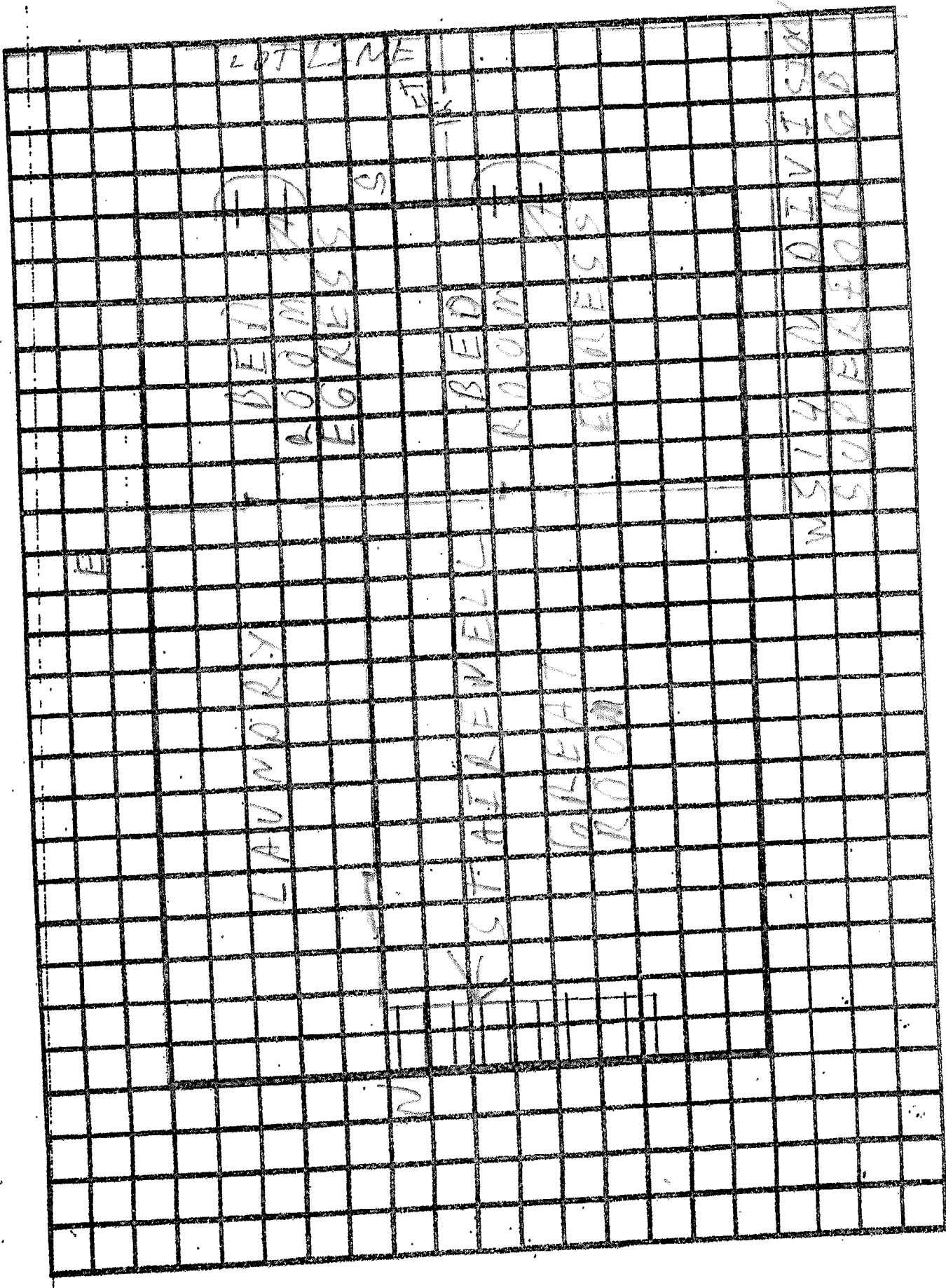


Easy-Bucks™ 4" profile provides 50% more strength.



**BASEMENT  
WINDOW  
SYSTEMS**

[www.boman-kemp.com](http://www.boman-kemp.com)



E

LOT LINE

BED ROOM  
EGRESS

LAUNDRY

W

BED ROOM  
EGRESS

GREAT ROOM  
KITCHEN

ISLAND  
KITCHEN

**SUPERIOR GLASS BLOCK AND MORE, INC.  
EGRESS WELL SYSTEM**

WHEN NEW WINDOW IS CUT 2X10 HEADER  
DOUBLER WOULD BE INSTALLED.

EXISTING  
STRUCTURE

LEXAN WELL COVER  
HINGED AT FOUNDATION

(EXISTING SIDING ON HOME)

GRADE LINE

62" WELL HEIGHT

WINDOW LOCATED  
APPROX 32" ABOVE  
BASEMENT FLOOR

**2062 MODEL WELLCRAFT  
WELL SYSTEM**

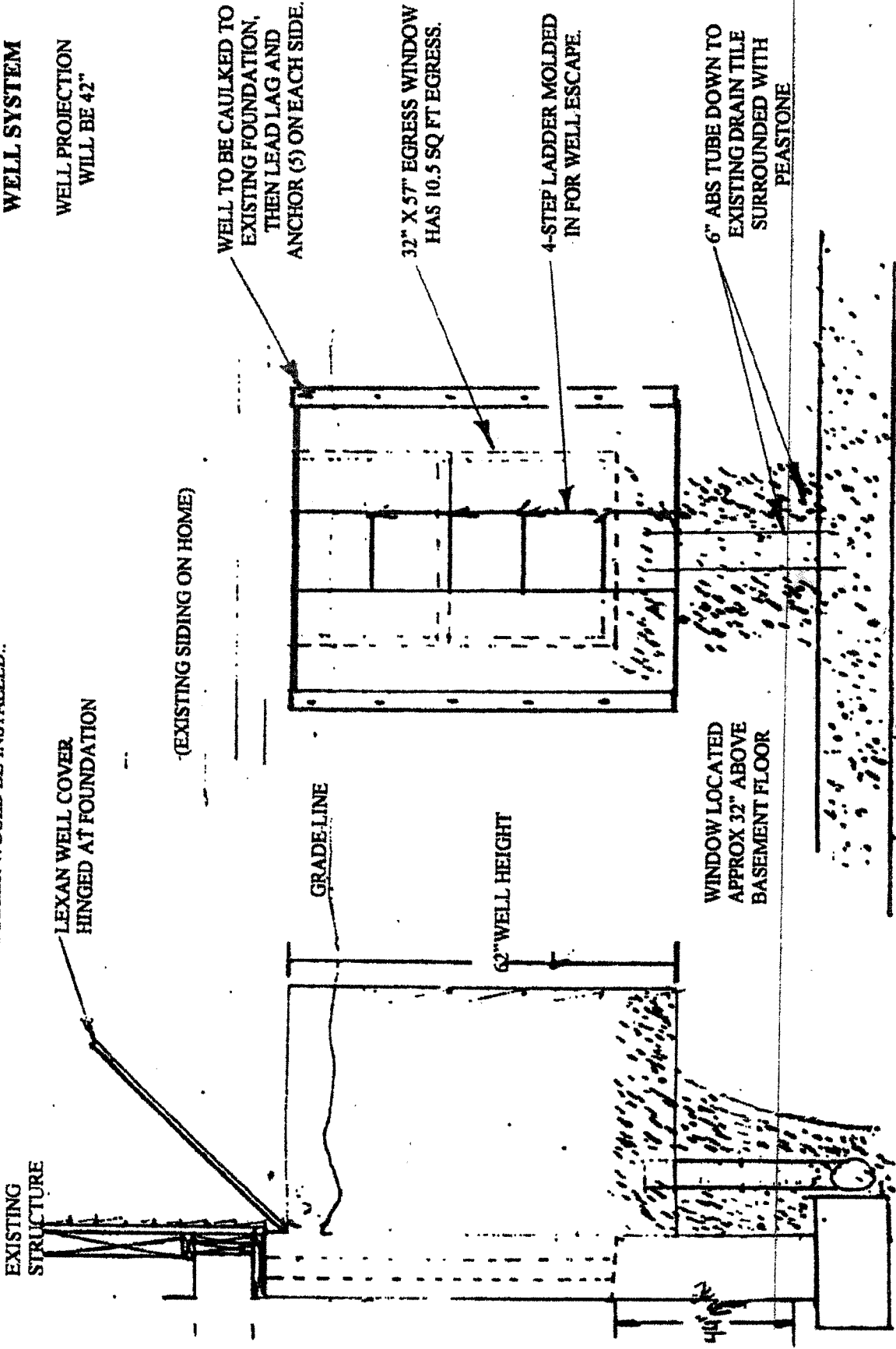
WELL PROJECTION  
WILL BE 42"

WELL TO BE CAULKED TO  
EXISTING FOUNDATION,  
THEN LEAD LAG AND  
ANCHOR (6) ON EACH SIDE.

32" X 57" EGRESS WINDOW  
HAS 10.5 SQ FT EGRESS.

4-STEP LADDER MOLDED  
IN FOR WELL ESCAPE.

6" ABS TUBE DOWN TO  
EXISTING DRAIN TILE  
SURROUNDED WITH  
PEASTONE



SUPERIOR GLASS BLOCK & MORE,  
 INC  
 8140 Ronda Dr  
 Canton, MI 48187

# Estimate

| Date      | Estimate # |
|-----------|------------|
| 6/23/2016 | 272        |

| Name / Address  |
|---|
| SINGH, HARPREET<br>514 N. DIVISION<br>ANN ARBOR, MI 48103 |

| Project |
|---------|
|         |

| Qty | Description  | Rate    | Total     |
|-----|--|---------|-----------|
| 2   | EGRESS WELL SYS-DIG HOLE   | 600.00  | 1,200.00  |
| 2   | EGRESS WELL SYS-CUT HOLE 32X58   | 600.00  | 1,200.00  |
| 2   | EGRESS DRAINAGE SYS-LABOR  | 200.00  | 400.00    |
| 2   | EGRESS DRAINAGE SYS-MATERIAL   | 25.00   | 50.00T    |
| 2   | EGRESS WELL SYS-MISC-MATERIAL  | 50.00   | 100.00T   |
| 2   | EGRESS WELL  | 825.00  | 1,650.00T |
| 2   | EGRESS WELL SYSTEM LABOR   | 400.00  | 800.00    |
| 2   | EGRESS WINDOW LABOR  | 350.00  | 700.00    |
| 2   | EGRESS WINDOW MATERIAL   | 350.00  | 700.00T   |
| 1   | DISCOUNT   | -350.00 | -350.00   |
|     | PER KURT, HE WILL CUT THAT OTHER CONCRETE UPON HARPREETS REQUEST FREE OF CHARGE. |         |           |
|     | THANK YOU  |         |           |

*Concave*  
*Harpreet Singh*  
*6/23/16*

|                         |  |            |
|-------------------------|--|------------|
| <b>Subtotal</b>         |  | \$6,450.00 |
| <b>Sales Tax (6.0%)</b> |  | \$150.00   |
| <b>Total</b>            |  | \$6,600.00 |